

NL 76543

02-22-94 P02:10 REVD

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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That John C. Crocker and Norma I. Crocker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Trustee of the John C. Crocker Trust, as to an undivided  $\frac{1}{2}$  interest Trustee of the, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

\*Norma I. Crocker Trust, as to an undivided  $\frac{1}{2}$  interest as Tenants in common

See attached legal description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and apparent to the land

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$change vesting. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of February, 1994, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

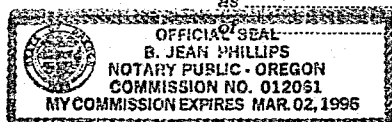
John C. Crocker  
Norma I. Crocker

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on 2-22-1994, by John C. Crocker and Norma I. Crocker

This instrument was acknowledged before me on 1994, by

as



B. Jean Phillips  
Notary Public for Oregon

My commission expires 3-2-96

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

6661 Wocus Rd  
Klamath Falls Or 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):

6661 Wocus Road  
Klamath Falls Oregon  
97601

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of

I certify that the within instrument was received for record on the day of 19 at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy.

PARCEL 1

Beginning at a 5/8" iron pin on the East line of NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which lies North along  $\frac{1}{4}$  line a distance of 156.43 feet from the Northeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7; thence West 322.15 feet to a 5/8" iron pin which is also the Easterly right of way of Old U. S. Highway 97; thence North 13° 30' West 133.69 feet along Easterly right of way of Old U. S. Highway 97 to a 5/8" iron pin; thence East 353.36 feet to a 5/8" iron pin; thence South 130.00 feet to the point of beginning, in the County of Klamath, State of Oregon.

PARCEL 2

Starting at a 5/8" iron pin on the East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which lies North along the quarterline a distance of 156.43 feet from the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 7; thence North 130 feet to a 5/8" iron pin denoting the true point of beginning; thence North 10.00 feet; thence West 334.44 feet to the Easterly right of way of Old U. S. Highway 97; thence South 13° 30' East a distance of 10.28 feet to a 5/8" iron pin; thence East 333.56 feet to the point of beginning; all in Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of John Crocker the 22nd day  
of Feb A.D., 19 94 at 2:10 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 5791

FEE \$35.00

Evelyn Biehn County Clerk

By *Pauline Williams*